



FOR SALE BY PRIVATE TREATY

Imposing 3 / 4 bed house in exceptionally large grounds. Potential building **PLOTS** to garden. The house is in need of modernisation. Convenient sought after location.

**HAFOD LWYD
WAUN FAWR
ABERYSTWYTH SY23 3QF**



Rarely does such a development and refurbishment opportunity come available so close to Aberystwyth Town on a level site.

1 Chalybeate Street, Aberystwyth, Ceredigion. SY23 1HS
Email: property-sales@raw-rees.co.uk

(01970) 617179
Website: www.raw-rees.co.uk

**HAFOD LWYD
WAUN FAWR
ABERYSTWYTH**

Pre planning consultation has taken place with Ceredigion County Council planning department in March 2023 involving the following options for residential development on land adjoining Hafod Lwyd.

1. Single dwelling
2. Two blocks of semi-detached dwellings (4 dwellings)
3. Two dwellings.

The council conclusion 'whilst the applicant three proposed development options are in principal acceptable' there are concerns as to the access points onto the highway which will need addressing pending which option is taken up.

Copy of Ceredigion County Council's assessment available on request.

Hafod Lwyd, Waun Fawr, Aberystwyth, SY23 3QF

CANOPY OVER FRONT DOOR

HALL

Parquet block floor. Staircase rising to first floor with cupboard under. Double central heating radiator. Window.

STUDY

5' 5" x 6' 7" (1.65m x 2.01m)

Parquet block floor.

LOUNGE



12' x 17' (3.66m x 5.18m)

Parquet block floor. 3 windows. Open fireplace.

DINING ROOM



13' x 12' (3.96m x 3.66m)

Parquet block floor. Brick surround open fireplace, Double central heating radiator.

KITCHEN/BREAKFAST ROOM



18' 6" x 11' 10" (5.64m x 3.61m)

Gas fired AGA, Fitted kitchen units.
Double drainer stainless steel sink unit.
Double central heating radiator.

REAR LOBBY

FIRST FLOOR

Oak boarded floor throughout.

LANDING

Central heating radiator. Fitted airing cupboard.

BEDROOM 1



12' x 17' (3.66m x 5.18m)

2 x double central heating radiators.
Pedestal wash hand basin. Tiled
fireplace. Fitted wardrobe.

BEDROOM 2



13' x 12' (3.96m x 3.66m)

Double central heating radiator. Vanity wash hand basin

BEDROOM 3



9' 3" x 12' (2.82m x 3.66m)

Vanity wash hand basin. Fitted wardrobe. Central heating radiator.

BATHROOM



8' 7" x 6' 10" (2.62m x 2.08m)

Fully tiled walls. Bath with direct shower over. Low flush WC: Bidet: Pedestal wash hand basin. Central heating radiator.

NURSERY

5' 5" x 6' 7" (1.65m x 2.01m)

OUTSIDE



Drive to detached garage and fore. Front extensive level lawn garden enclosed by road side hedge.

Side lawn garden extending to rear Orchard area. Large sun paved patio adjoining back of house.

DETACHED GARAGE

10' x 17' 6" (3.05m x 5.33m)

Sliding door. Electric light and power.
Cold water tap.

LEAN TOO REAR STORE

GREENHOUSE

SERVICES

Mains electric, water, drainage & gas.
Gas central heating.

COUNCIL TAX

Band 'E'

EER

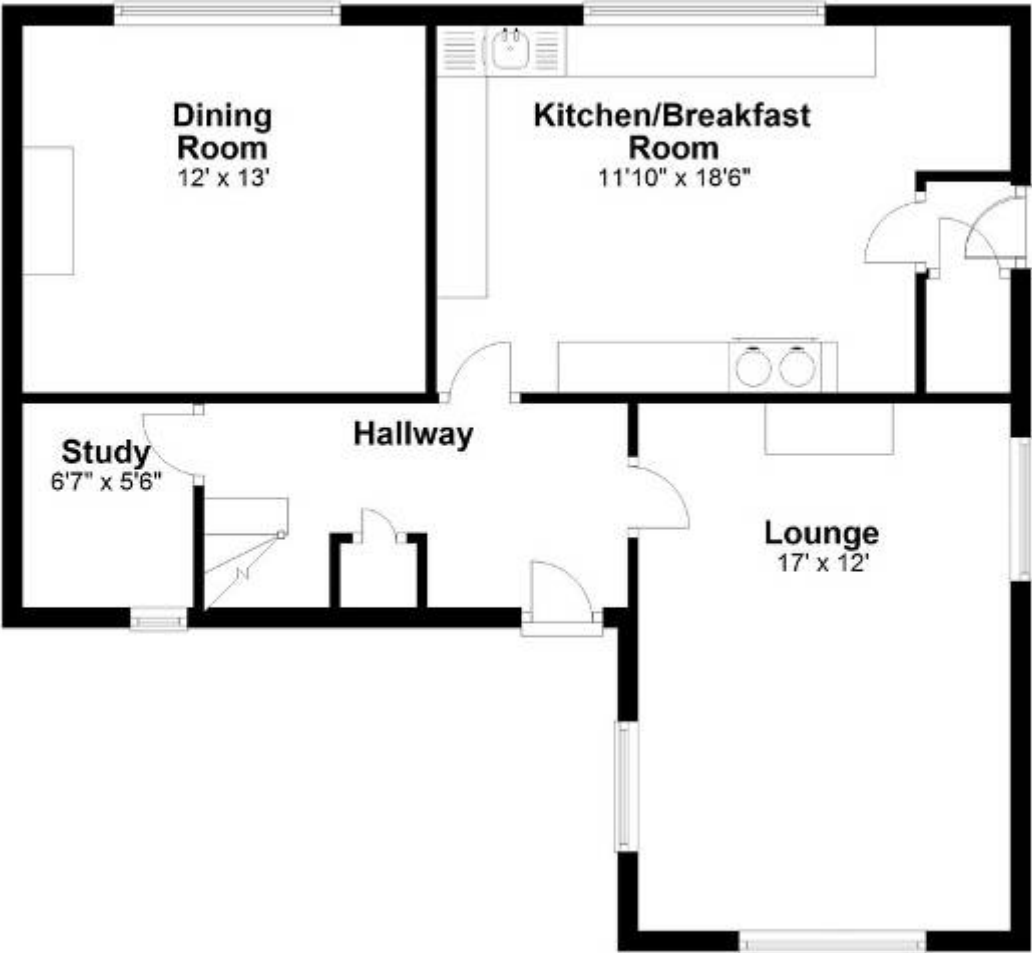
VIEWINGS

Via agent's office:-
Jim Raw-Rees & Co
1 Chalybeate Street
Aberystwyth
Ceredigion SY23 1HS
(01970) 617179
24-hour answer phone

PRICE:

£575,000

Ground Floor



First Floor



Floor layout plan for illustration purposes only. Whilst every attempt has been made to ensure the accuracy, all measurements are approximate and no responsibility is taken for errors and omissions.

